

ARCHITECTURAL BOARD OF REVIEW MINUTES

Monday, February 6, 2012 630 Garden Street: David Gebhard Public Meeting Room 3:00 P.M.

BOARD MEMBERS: DAWN SHERRY, Chair

PAUL ZINK, Vice-Chair CHRISTOPHER GILLILAND

GARY MOSEL
KEITH RIVERA
KIRK GRADIN
STEPHANIE POOLE

CITY COUNCIL LIAISON: DALE FRANCISCO

PLANNING COMMISSION LIAISON: BRUCE BARTLETT

STAFF: JAIME LIMÓN, Design Review Supervisor

TONY BOUGHMAN, Planning Technician GLORIA SHAFER, Commission Secretary

Website: www.SantaBarbaraCa.gov

GENERAL BUSINESS:

The Full Board meeting was called to order at 3:00 p.m. by Chair Sherry.

Members present: Gilliland, Gradin, Mosel (arrived at 3:06), Poole, Rivera, Sherry, Zink

Members absent: None

Staff present: Boughman, Limon (left at 3:24), Shafer

A. Public Comment: None

B. Approval of the minutes.

Motion: Approval of the minutes of the Architectural Board of Review meeting of January 23, 2012, as

amended.

Action: Poole/Zink, 7/0/0. Motion carried.

C. Consent Calendars.

Motion: Ratify the Consent Calendar of Tuesday, January 23, 2012. The Consent Calendar was

reviewed by Paul Zink with landscaping reviewed by Chris Gilliland.

Action: Rivera/Gilliland, 7/0/0. Motion carried.

Motion: Ratify the Consent Calendar of February 6, 2012. The Consent Calendar was reviewed by Paul

Zink with landscaping reviewed by Chris Gilliland.

Action: Zink/Mosel, 7/0/0. Motion carried.

- D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.
 - 1. Tony Boughman reminded Board members to complete the required online Ethics training. Mr. Boughman informed the Board that three training sessions will be held on February 13 in the DGMR for the purposed of completing the required online annual electronic Statement of Economic Interest.
 - 2. Mr. Limon reminded Board members to review: 1) trash enclosure locations; 2) water conservation compliance for landscape plans; and 3) exterior lighting fixtures for compatibility with the new outdoor lighting fixture standards. Mr. Gradin requested training concerning ADA accessibility requirements.
- E. Subcommittee Reports. None.

FINAL REVIEW

1. 3851 STATE ST C-2/SD-2 Zone

(3:10) Assessor's Parcel Number: 051-010-011 Application Number: MST2011-00450

Owner: Macerich La Cumbre, LLC Applicant: Fancher Development

Business Name: Panera Bread

(Proposal for a new 685 square foot outdoor dining patio with trellis, screen wall, and fireplace. The project includes relocation of existing parking spaces and accessibility improvements.)

(Project received Project Design Approval on January 23, 2012.)

Actual time: 3:24

Present: Nina Raey, Architect; Clarence Mah, Applicant

Public comment was opened at 3:32 p.m. As no one wished to speak, public comment was closed.

Straw vote: how board members many can support the brick wall cap as presented? 4/3.

Motion: Continued indefinitely to the Consent Calendar with the following comments:

- 1) Revise the column capital detail eliminating the additional concrete portion above the trim.
- 2) Provide a lighting plan with a cut-sheet depicting the proposed finish of the light fixture.
- 3) Consider reducing the number of exterior light fixtures.
- 4) Provide a darker wood stain for the trellis.
- 5) Study either hiding the trellis bracket structure support, or providing an ornamental support of detail nine.
- 6) The proposed wrought iron color is noted to be black.
- 7) Provide an irrigation plan.

Action: Rivera/Gradin, 7/0/0. Motion carried.

PROJECT DESIGN REVIEW

2. 822 E CANON PERDIDO ST C-2 Zone

(3:40) Assessor's Parcel Number: 031-042-006 Application Number: MST2011-00182

Owner: Habitat for Humanity of Southern Santa Barbara County

Architect: Devicente & Mills

(Proposal for construction of 12 new two- and three-story residential condominium units, restricted to affordable covenants. The units will vary in size between 725 square feet and 1,356 square feet, and includes 9 two-bedroom units, 2 three-bedroom units, and 1 one-bedroom unit. A total of 15 on-site parking spaces will be provided, which include 12 one-car garages and 3 guest parking spaces. The proposal involves the demolition of two existing residential units, two garages, and a carport, and a voluntary lot merger to merge two existing parcels into one approximately 19,303 square foot parcel. The Planning Commission approved a Tentative Subdivision Map and zoning modifications for lot area, interior setback encroachment, and number of parking spaces (PC Resolution No. 001-12).)

(Project was last reviewed on June 27, 2011. Project requires compliance with Planning Commission Resolution No. 001-12.)

Actual time: 3:54

Present: Ryan Mills, representing Devicente & Mills; Courtney Mills, from the office of Katy O'Riley

Rogers.

Public comment was opened at 4:10 p.m.

Kellam Deforest: concerned about lack of neighborhood compatibility, height, and tree removals.

Public comment closed at 4:13 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) Provide site sections showing adjacent parcels.
- 2) Resolve the 3-foot area at the northeast corner property line.
- 3) Resolve all grading and retaining walls.
- 4) Resolve the floor-to-floor plate heights, and reduce heights where possible.
- 5) Study the street friendliness of unit 12.
- 6) Add vine pockets at unit private yard area fences.
- 7) Provide pedestrian way finding to all unit front doors.
- 8) Refine the three-story element of the western building, study the articulation and provide more character.
- 9) Study reducing the size of the third floor balconies.

Action: Zink/Mosel, 7/0/0. Motion carried.

CONCEPT REVIEW - CONTINUED ITEM

3. 1122 INDIO MUERTO ST R-3 Zone

(4:10) Assessor's Parcel Number: 017-291-027 Application Number: MST2011-00081

Owner: Edward St. George, Revocable Trust

Architect: Robin Donaldson

(Project revised from a new 20-unit apartment complex to 15 units located on three lots with a voluntary lot merger to create a 1.05-acre project site adjacent to Sycamore Creek. The project consists of two three-story buildings totaling 24,577 square feet, including four garage parking spaces. The revised project conforms to parking requirements with 34 spaces and conforms to minimum building separation. All existing structures on the site are proposed to be demolished.)

(Second Concept Review. Comments only; project requires environmental assessment. Project was last reviewed on May 2, 2011.)

Actual time: 4:42

Present: Robin Donaldson, Architect and Kevin Moore, Associate; Chuck McClure, Landscape

Architect.

Public comment was opened at 5:02 p.m.

Kellam Deforest: commended the architect's respect of the landscape corridor; concerned that the square block structures are not in keeping with the Santa Barbara style.

Ken Bortolazzo, opposed to three stories, requested story poles; concerned that proposed material is not compatible to the neighborhood. Submitted letter containing 10 neighbor signatures also opposed to the height.

Public comment was closed at 5:08 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The International style is compatible with the neighborhood given the mix of existing architectural styles and the large setback of the buildings.
- 2) Utilize a portion of the creek setback to provide outdoor living space for occupants and to provide pedestrian access from a primary street is encouraged.
- 3) The two-foot planter at the parking lot is acceptable given the large creek setback and resulting lack of available space.
- 4) Study the third floor massing of the south and west facing portions of the proposed building.
- 5) Study the fenestration of the side elevations for all buildings.
- 6) Study the location of proposed bicycle parking, and possibly additional bike parking.
- 7) Return with a conceptual storm water management plan.
- 8) Reduce the driveway width to provide more landscaping.
- 9) Provide additional landscaping to screen carports from public view.
- 10) Provide 3D images from the southwest corner and from Soledad Street.
- 11) Show the window locations of immediate adjacent neighbors for privacy.

Action: Zink/Mosel, 7/0/0. Motion carried.

CONSENT CALENDAR (1:00)

Representatives present: Gilliland and Zink

Staff present: Boughman

ABR - CONTINUED ITEM

A. 2222 BATH ST C-O Zone

Assessor's Parcel Number: 025-181-019
Application Number: MST2011-00403
Owner: Rabobank N.A.
Agent: Dennis Stout
Applicant: Jeff Lee
Contractor: Coast Sign Inc.

(Proposal to install a trellis on the front of the building, above the existing ATM.)

(Action may be taken if sufficient information is provided.)

Final Approval with conditions: 1) trellis may use mesh fabric on top; 2) use 3x4 rafters and 6x8 or larger beams; 3) remove the existing light fixture above the ATM; 4) provide a new light fixture to match the style of existing fixture at the front door.

ABR - REVIEW AFTER FINAL

B. 604 SANTA BARBARA ST C-M Zone

Assessor's Parcel Number: 031-152-014
Application Number: MST2010-00269
Owner: Meichelle Arntz

Business Name: Recipes Cinnamon Rolls

(Proposal for the conversion of an existing 869 square foot single-family residence to a new commercial building with three new uncovered parking spaces. The project will address violations in ENF2010-00462.)

(Second review of a Review After final for screening of rooftop equipment and landscape changes.)

Review After Final approved as submitted for screening consisting of a faux widow's walk around the flat portion of the roof and a separate louvered enclosure for the rear equipment. Landscape plan approved as submitted.

ABR - NEW ITEM

C. 122 SANTA BARBARA ST OC/SD-3 Zone

Assessor's Parcel Number: 017-022-002 Application Number: MST2012-00021

Owner: Stapelmann Community Property Trust

Architect: Dennis Thompson

(Proposal to construct a new parking lot with nine parking spaces on a 5,208 square foot vacant lot. The project includes walls, gate, lighting, and landscaping. Planning Commission review of a Conditional Use Permit is requested.)

(Comments only; project requires environmental assessment and Planning Commission review of a Conditional Use Permit.)

Continued to the Planning Commission with comments: 1) provide landscaping in front of walls that includes vertical plants; 2) provide a cut sheet of the exterior light fixture.